

UTAH PLANNER



American Planning Association
Utah Chapter

Making Great Communities Happen

A Publication of the Utah Chapter of the American Planning Association

JANUARY • FEBRUARY 2020

VOLUME 47 NUMBER 1

IN THIS ISSUE

- 1 Editor's Corner**
Michael Maloy, AICP, introduces newsletter and shares 2020 election timeline for chapter leadership positions
- 2 President's Message**
Ted Knowlton, AICP, reports on "State of Chapter" and encourages feedback and participation
- 4 Applied Research at APA**
Professor Reid Ewing demonstrates value of APA research
- 7 2019 National Planning Conference Review**
Zacharia Levine offers insights and advice for student attendees of national planning conferences
- 9 What I Have Learned**
Paul Zucker, FAICP, models why planners should "find out what you are doing" and "follow the money"
- 10 January 2020 Economic Summary**
Kem C. Gardner Policy Institute monthly economic report for Utah
- 12 Events Calendar**

UTAH PLANNER



A Publication of the Utah Chapter of the American Planning Association

JANUARY • FEBRUARY 2020
VOLUME 47 NUMBER 1

UTAH PLANNER

Utah Planner is the official newsletter of the Utah Chapter of the American Planning Association (APA Utah), which is a non-profit organization. *Utah Planner* is circulated to approximately 625 members and available online.

EDITOR

Michael Maloy, AICP mmaloy@herriman.org

NEWSLETTER SPONSORSHIP INFORMATION

Jay Aguilar, AICP planitutah10@gmail.com

ARTICLES

The *Utah Planner* welcomes APA Utah members and associates to submit articles for publication within the newsletter. Articles from one to three pages (approximately 600 to 1,800 words) will be considered. Special features may be longer or printed in a serial format. Subject matter appropriate for publication should be relevant to city planning or related profession, such as architecture, civil engineering, building, economic development, landscape architecture, etc. Articles should include images in PNG, JPEG or TIFF formats.

LETTER POLICY

The *Utah Planner* welcomes letters of up to 200 words on a single topic of general interest. If published, they become the sole property of the newsletter and may be edited for length, grammar, accuracy or clarity. Letters must include the author's full name, street address, daytime and evening telephone numbers, however only the name and city of residence are published. Only one letter per individual may be published each issue.

SUBMITTAL INSTRUCTIONS

Please submit all articles or letters in Microsoft Word format. Please include your name, title, and e-mail contact information. Submittal deadline is the 15th of each month for publication the following month. *Utah Planner* reserves the right to delay publication of any submitted material. *Utah Planner* also reserves the right to reject any submitted material that is offensive, inappropriate, or doesn't meet the standards of the Utah Chapter of the American Planning Association.

CONTACT APA UTAH

- **WEB**
www.apautah.org
- **E-MAIL**
admin@apautah.org
- **POST**
PO BOX 1264
American Fork, Utah 84003

COVER

The Spoke on Center is one of many successful restaurants and businesses serving residents and visitors in Moab, Utah, which is the location of APA Utah's Spring Conference on February 26-28, 2020. Moab, which is the gateway to Arches National Park, is home to approximately 5,300 residents and host to thousands of annual visitors attracted to its world class recreational opportunities. Photograph courtesy www.thespokemoab.com.

Editor's Corner

Welcome to the first issue of volume 47 of the *Utah Planner* in 2020. When combined, our chapter newsletter provides a memorable record of chapter activities, its members, and history of planning in Utah. What a tremendous resource to draw upon, maintain, and provide for both current and future members!

In addition to the newsletter, and under the direction of our current chapter leadership, APA Utah will be launching an entirely new web site, social media program, and communication strategy later this month. These new tools will be the primary source of communicating time sensitive information and providing needed planning resources to our membership. Through a new contract with Serfwerks—a local marketing, design, and “bottom-line results” company who is supporting this effort—the Executive Committee anticipates the results of this project will be a leap forward that will benefit the entire chapter.

Another notable event this year will be the election of Chapter President and Vice President. Like the recent past, APA Utah has committed to coordinate chapter elections through APA National, which in turn has generated the following election timeline:

- March 2 Begin the Call for Nominations
- April 24 Firm deadline for submission of names of potential candidates
- April 24 Firm deadline for receiving electronic position statements of all potential nominated candidates
- June 2 Member list for ballot distribution is prepared, for members eligible to vote in the election
- July 1 Firm deadline for receiving petition candidates (for those that have a petition process in place), and their position statements and bios
- July 14 Ballots available online, reminders emailed to all chapter/division members
- Late July Email reminders sent to those members who have not yet voted
- Early August Email reminders sent to those members who have not yet voted
- August 14 Firm deadline for receipt of ballots from membership
- August 20 Survey Ballot Systems certifies election results and prepares report to National for dissemination to Chapters/Divisions
- September Incoming leaders should try to attend the APA Fall Leadership Meetings in Washington, DC
- January 1, 2021 Newly elected leaders take office

If you are considering running for a position, or know someone who may be a good candidate, please share this useful information.

Michael Maloy, AICP

THE CITY

Quotable Thoughts on Cities and Urban Life

“As planners, we've become so comfortable with a system that gives local planners and boards a tremendous amount of arbitrary and subjective power that we don't consider that maybe it should not be this way. Maybe we should have to work harder to write quality codes instead of relying on variances to bail us out when things don't work out quite as we have planned. Maybe we need to acknowledge that we don't know so much after all, that we can't predict the future and should quit trying to do so.” Charles L. Marohn Jr., *Thoughts on Building Strong Towns, Volume 1*

President's Message

by Ted Knowlton, AICP

American Planning Association Utah Chapter President | Wasatch Front Regional Council Deputy Director
ted@wfr.org



APA Utah Executive Committee

President

Ted Knowlton, AICP

Vice President

Kirsten Whetstone, MS, AICP

Secretary

Matthew Taylor, AICP

Treasurer

Kevin Leo, AICP

Past President

Lani Eggertsen-Goff, AICP

Chapter Administrator

Judi Pickell

Area Representative-Central

Zach Leavitt

Area Representative-Northwest

Brian Carver

Area Representative-Northeast

Matthew Cazier

Area Representative-Southwest

Carla Sacamano

Area Representative-Southeast

Todd Thorne

Awards Committee Chair

Frank Lilly, AICP

Communications Committee Chair

Ryan Wallace

Education Chair

Keith Bartholomew, PhD

Elected and Appointed Officials Chair

BreAnna Larsen

Historian

Vacant

Legal Committee Chair

Neil Lindberg, AICP

Legislative Committee Chair

Wilf Sommerkorn

Newsletter Editor

Michael Maloy, AICP

Professional Affiliations Chair

Susie Petheram, AICP

Professional Development Officer

Bruce Parker, AICP

Programs Committee Chair

Susie Petheram, AICP

Sponsor Committee Chair

Jay Aguilar, AICP

Student Representatives

Ian Bradley

Sustainability Chair

Jay Aguilar

Webmaster

Serfwerks, Inc.

The following article was originally emailed to the APA Utah Chapter on January 24, 2020.

Once a year the American Planning Association Utah Chapter Executive Committee outlines key chapter issues, performance, and opportunities for members to get involved in the coming year—2020.

One might even call this the . . . “State of the Chapter”!

1. Chapter Membership

Our current chapter membership is 619

- a. **Overall Change.** APA Utah has seen modest growth in “regular” membership over the last year by 29 people, but an overall drop of approximately 10% from a loss of 69 student members, and 30 planning commission members.

Overall this points to the need to refocus efforts towards students and planning commission membership, two of the stated focus areas of the chapter.

Under the direction of the Chapter President, and with board approval of the Executive Committee, APA Utah will be appointing a “point person” for student engagement.

Planning commission engagement will also be a focus of the overall chapter. As such, please consider registering your planning commission for membership in APA and APA Utah. It is a terrific deal!

- <https://planning.org/join/commissioners/>

2. Call for Participation

- a. **Open Positions.** Statements of Interest are being sought for the following positions that support the planning profession in Utah through APA Utah:
 - i. **Historian.** Write up current milestones, document past milestones, interview planners that have shaped our profession.
 - ii. **APA Utah Writer's Bureau.** Open to all who are willing to commit to writing one article a month for one year.
 - iii. **Student Engagement Liaison.** Reach out to the universities to inform them of membership opportunities, help set up speakers and student events.
 - iv. **Utah County Point Person.** Work with planners in Utah County to plan events (educational, networking, and coordination)

To apply, send Ted Knowlton (801-425-3534 cell, ted@wfr.org) and Judi Pickell (801-450-2659 cell, admin@apautah.org) a statement of interest. (Although the original response deadline was February 7, 2020, interest in filling these and other committee positions is ongoing.) Please note that a statement of interest is not yet a commitment,

(continued on next page)

PRESIDENT (continued from previous page)

and you can learn more about a position by submitting a statement of interest.

b. Next General Election. The President position (myself) and Vice President position (Kirsten Whetstone) are both open to nominees later this year. I am not planning to run for a third term and I hope that some of you will plan to run.

If you are so moved then act – the opportunity to build friendships and make a difference is significant through the APA Utah Executive Committee.

3. 2020 Action Plan DRAFT

The Action Plan outlines objectives for the chapter to focus upon in 2020. A draft version of the Action Plan was emailed to chapter members on January 24, 2020 for comment, and has been linked below:

- [2020 Action Plan DRAFT](#)

The draft was developed by the Executive Committee in an annual retreat (in November) and following weeks. The chapter will not focus exclusively on the objectives listed within the Action Plan, but will prioritize these in the use of resources in 2020, pending comments from chapter members.

Our many ongoing activities will continue and are valued. Listed lead responsible parties are subject to any changes to the Executive Committee that occur in 2020. The role of the leader of each objective is generally to facilitate the involvement of appropriate parties and to ensure progress on meeting the objective. It is not to bear the load alone of achieving success.

4. Budget Report

Attached (see link below) is the overview of the 2019 budget balance sheet and a draft 2020 budget. Overall the chapter's finances are sound. We are operating sustainably from year to year, typically with a minor profit. This year the net income was about \$12,000. The chapter has assets of just over \$118,000 which is appropriate to maintain as a cushion.

- [APA Utah Annual Budget](#)

Laura Hanson prepared this report as Treasurer. In 2020 we know welcome Kevin Leo as the new Treasurer. Laura and Kevin welcome your questions and feedback on the draft budget.

- Laura Hanson at LHanson@rideuta.com (former Treasurer)
- Kevin Leo at KLeo@rideuta.com (current Treasurer)

5. General Feedback

This article expressly asks for your feedback on:

- a. **Action Plan**
- b. **Annual Budget**
- c. **Statement of Interest**—if you are inclined to pursue a volunteer position with APA Utah

If you have any other feedback for the Executive Committee, we want to hear about it.

The APA Utah Executive Committee hopes you and your family have a safe and wonderful start to the new year!



City & Metropolitan Planning Applied Research at APA

by Reid Ewing, PhD

Distinguished Professor, City & Metropolitan Planning, University of Utah
ewing@arch.utah.edu



Reid Ewing, Ph.D., is Distinguished Professor of City and Metropolitan Planning at the University of Utah, Distinguished Research Chair for Resilient Places, associate editor of the *Journal of the American Planning Association*, and columnist for *Planning* magazine. He holds master's degrees in Engineering and City Planning from Harvard University, and a Ph.D. in Urban Planning and Transportation Systems from the Massachusetts Institute of Technology. Ewing's 10 books include *Pedestrian and Transit Oriented Design*, co-published by the Urban Land Institute and American Planning Association; *Growing Cooler: Evidence of Urban Development and Climate Change*, published by the Urban Land Institute; and *Best Development Practices*, listed by the American Planning Association (APA) as one of the 100 "essential" books in planning over the past 100 years. His 100 peer reviewed articles include "Relationship Between Urban Sprawl and Physical Activity, Obesity, and Morbidity," the most widely cited academic paper in the Social Sciences as of late 2005, according to Essential Science Indicators; and "Travel and the Built Environment: A Meta-Analysis," given the Best Article of 2010 Award by the American Planning Association and the second most widely cited article in JAPA's 80-year history. A recent citation analysis by Virginia Tech found that Ewing, with 20,600 citations, is the 6th most highly cited among 1,100 planning academics in the U.S. and Canada.

The following article was originally published in the June 2018 issue of "Planning" and has been reprinted with permission from the author.

Frequent readers of this column know its format by now. As a member of the academic community, I typically write about interesting and important research emerging from that sector of the profession. I also like to introduce practicing planners to the scholars behind that work, especially if they are promising researchers to keep an eye on. And, occasionally, I'll dig into a research method to provide context (or simply mix things up a little).

In this column, and perhaps I'm overdue in this, I want to talk about another key source of research for planners: APA itself.

You know APA as a membership organization, with 40,000 members the last time I checked. You know APA as a conference convener: The National Planning Conference is the largest gathering of planners anywhere on the planet—the 2018 conference just concluded in New Orleans with nearly 6,000 planners in attendance. And you know that APA offers many more benefits and services (which I'll leave to the experts in the membership department to explain at another time.)

What you may not realize is that APA is a source of cutting-edge applied research. APA has three national research centers, respectively focusing on hazards planning, planning and community health, and green communities. You have probably read blogs or attended webinars sponsored by these centers, and may have seen their published reports. In this column, let's take a look at a handful of projects undertaken by the three centers. A common thread is that these centers produce practical tools, and they do so in concert with an array of national partners.

THE HAZARDS PLANNING CENTER is managed by Shannon Burke. In Burke's words, "The name of the game in hazards planning is integrating mitigation into local plans and planning practices." The center's work is particularly topical, given the ever-increasing frequency and severity of wildfires, floods, landslides, and hurricanes. It receives funding from a variety of sources, including the Federal Emergency Management Agency and the National Oceanic and Atmospheric Administration. An example of a PAS Report produced by this center, *Planning for Post-Disaster Recovery: Next Generation*, is available at planning.org/research/postdisaster.

Burke's assessment of hazards planning—that it must be integrated into local plans and practices—is at work in the center's development of a flood

(continued on next page)

RESEARCH (continued from previous page)

-risk assessment tool for community engagement. Developed using the software platform CommunityViz, this tool has been applied to three sites in Downers Grove, Illinois, where citizens were shown how built environmental features like rain gardens or patios affect the on-site impact of flooding. The end product is a technical report and a template in CommunityViz that can be applied to other locations (planning.org/national-centers/hazards/innovations). FEMA, the funder, looks at this as a best practice for hazard mitigation planning.

THE PLANNING AND COMMUNITY HEALTH CENTER is managed by David Rouse, FAICP, APA's managing director of Research and Advisory Services, following the move of the center's long-time manager Anna Ricklin, AICP, to Fairfax County, Virginia's health department. This center's work is based on the idea that planners can help create places that promote health and safety.

Perhaps its best-known project is Plan4Health, a three-year initiative funded by the Centers for Disease Control and Prevention, with the American Public Health Association as a partner. Plan4Health provided 35 communities with grants to enhance local capacity to improve health using planning strategies. The strategies focused on access to healthy food and physical activity.

Another recent project addressed health impact assessment, a relatively new area of planning practice. Supported by the Health Impact Project with the Robert Wood Johnson Foundation and Pew Charitable Trusts, outcomes included a report on the State of Health Impact Assessment in Planning and a Health Impact Assessment Toolkit for Planners.

Given a personal interest in traffic calming, my favorite project of the center was done by one of the Plan4Health grantees, the Healthy Eating Active Living partnership in St. Louis. This effort applied pop-up traffic calming (temporary measures like old tires made into planters constricting the right-of-way) to St. Louis neighborhoods, as described in the publication *Slow Your Streets: A How-to Guide for Pop-up Traffic Calming* (planning.org/events/eventsingle/9109284). Traffic calming has proven to increase walking and bicycling, which is why it comes up in connection with public health; APA has also published (along with the American Society of Civil Engineers) the U.S. Traffic Calming Manual.

THE GREEN COMMUNITIES CENTER is managed by Deputy Research Director Jennifer Henaghan, AICP. It has a broader focus than the other centers, covering everything from green infrastructure to renewable energy to the planning implications of new technology. (In this column, I have been slow to pick up on the effect of technology on urban form and quality of life; I will soon correct that.)

The Green Communities Center, in partnership with the National League of Cities and other organizations, convened a symposium in October 2017 on

(continued on next page)



RESEARCH (continued from previous page)



American Planning Association

Making Great Communities Happen

the planning implications of autonomous vehicles for cities and regions. The event brought together 85 top thinkers on the subject to develop a playbook for planners to “maximize the potential benefits and minimize the potential negative consequences” associated with the technology. APA now hosts a KnowledgeBase collection (one of 41 currently available on various different topics), a searchable database of AV articles, reports, plans, and other resources. APA also produced a report of the symposium, with a collection of land use and transportation strategies and other actions planners can take (planning.org/resources/av).

APA is also home to the Research and Advisory Services Department, which conducts research outside the focus areas of the three centers. One example is Smart Codes: Model Land-Development Regulations (planning.org/publications/report/9026880), which includes 21 model codes on a variety of topics promoting the U.S. Environmental Protection Agency’s Smart Growth Principles. In another example, APA and AARP are currently planning to conduct a joint research project on accessory dwelling units. Paraphrasing Rouse: APA aspires to become the go-to place for applied planning research that produces resources and tools planners can use.

It looks to me like it already is.



Reid Ewing is a distinguished professor of city and metropolitan planning at the University of Utah, an associate editor of the Journal of the American Planning Association, and an editorial board member of the Journal of Planning Education and Research, Landscape and Urban Planning, and Cities. He is the coauthor with Steve Brown of the U.S. Traffic Calming Manual, published by APA. More than 60 past Research You Can Use columns are available at mrc.cap.utah.edu/publications/research-you-can-use.

GIVE BACK



Utah Chapter
American Planning Association

Eugene Carr Endowment Fund

By donating to the Eugene Carr Endowment Fund for urban planning college scholarships you are not only investing in the future of our profession, but also in the future of our communities.

For more information email Angie Harris Roberts, Director of Development for the College of Architecture + Planning, at angie.roberts@utah.edu

2019 Planning Conference Review

by **Zacharia Levine**

University of Utah PhD Student | Grand County Community & Economic Development Director
zlevine@grandcountyutah.net



Zacharia Levine is a PhD student in City & Metropolitan Planning at the University of Utah and Community & Economic Development Director for Grand County Utah. In a February 5, 2015, article published by the *Moab Sun News*, Levine is described as, “Brilliant” by Grand County Council Administrator Ruth Dillon, shortly after his hire. Dillon also said, “We were looking for someone with leadership skills; a visionary; someone well-educated in planning efforts and ideally, knew our area, and is passionate about their field . . . Plus, he has good ‘people skills’ as a collaborator and communicator.”



APA Utah offers annual scholarships to help students attend the National Planning Conference (NPC). The following article was written by a 2019 recipient who attended NPC19 in San Francisco, California. Students who wish to apply for a scholarship to attend NPC20 in Houston, Texas, may email Judi Pickell, Chapter Administrator, at admin@apautah.org.

I write first and foremost to express my appreciation for the Utah Chapter of the American Planning Association, which provided a student scholarship to me so that I could attend the National Planning Conference in San Francisco, California in April of last year. Based on my experience at NPC19, and at other professional conferences, I want to share a handful of recommendations for students planning to attend professional conferences like NPC in the future.

Present Your Own Work

Professional conferences are the perfect place to showcase your work from a workshop course, in-depth final project, or original research. I attended NPC19 primarily to present my preliminary research on gateway and natural amenity region (GNAR) communities. GNAR communities are those situated near national parks, national forests, state parks, major water bodies, and other prominent public lands. They tend to have small full-time populations and are geographically isolated from urbanized or metropolitan areas. Well known GNAR communities in Utah include places such as Moab, Park City, and Springdale. Less known yet emerging examples might include Brian Head, Torrey, or Escalante. My doctoral dissertation focuses on the relatively common development trajectories GNAR communities follow, the challenges they face along the way, and promising interventions for a more graceful evolution. Principally, I’m looking for ways GNAR communities can prevent or mitigate the impacts of growth in tourism and amenity-led migration. As a result of presenting my overall research framework and early findings, I immediately found a subset of planners who are also interested in this community type. And because I co-presented with planning consultant and developer McKay Edwards, I also gained a lot of new knowledge about the places he has worked over his long career.

Connect With Other Student Attendees

Professional conferences offer great networking opportunities for both professionals and students. Take advantage of the time you spend at conferences to connect with other students – they form the foundation of your future professional network. Those connections pay dividends down the road when you need advice on a project, begin exploring employment opportunities in new places, or simply want to stay informed about the planning profession across the country. Plus, the people you meet become new friends who share your passion for making great places.

Attend a Conference in a Region Where You Envision Living and Working

Professional conferences provide a glimpse into current and future planning issues that are often region-specific. They also introduce you to some of the leading players who are responding to those issues. If you want to live and work in an area far from the place you are earning a degree, attending a professional conference held in that area may provide a good return on investment. Eventually, once you have graduated and moved into the job market, you will have a better sense of which jurisdictions are actively ramping up their plan-

(continued on next page)

CONFERENCE (continued from previous page)

ning efforts, which part of a city you might want to try out first, and sound much more informed during interviews.

Attend Sessions on a Variety of Topical Areas

So, you're interested in transportation planning...great! Definitely attend a session or two on new approaches to transit oriented development or autonomous vehicles. However, do yourself a favor and attend at least one or two sessions covering other planning topics. Consider a session on creating cultural or food districts, social equity, or economic development, for example. One of them may spark a latent interest and set you on a rewarding journey of intellectual discovery or a new career pathway. At a minimum, you'll come away with a more well-rounded view of the planning field, and probably some new knowledge that enhances the specializations you most care about.

Utilize the Resume Clinic and Professional Development Opportunities

During NPC19, I volunteered to review student resumes and provide feedback on how it could serve to further distinguish the individual as a job applicant. Whether at NPC or another venue, I recommend you find opportunities to have your resume reviewed by someone who has experience hiring recent graduates and early career professionals. You may find that your resume needs some restructuring, new language, more or less content, or any number of other changes. I haven't seen this at a Utah Chapter conference yet, but I intend to recommend it to as an offering at future conferences.

Explore Local Planning Projects and Place-based Planning Issues

Whether or not you plan to look for employment outside the region where you earn a degree, developing a broader understanding of the profession adds value to the work you do anywhere. As some of my planning teachers often say, "All planning is local and context sensitive." Take advantage of the field trip opportunities offered at conferences—get on the ground with a local guide and dig into the nuances that give way to local solutions. Whether doing so makes you think differently about a planning issue in your place of residence, introduces you to a new or promising planning intervention, or enables you to sound more experienced in an interview, the experience will be fun and rewarding.

And on that note...don't forget to have fun!



L O G A N S I M P S O N

PUBLISH



Little Creek Mountains near Sand Hollow State Park in Washington County, Utah



Get your name out there.

The *Utah Planner* is read by more than 625 planners and policy makers every month, including the most influential members of our profession. What better way to get your name out there?

FOR MORE INFORMATION:

▪ MICHAEL MALOY, AICP, EDITOR

mmaloy@herriman.org • (801) 285-9717

What I Have Learned

Find Out What You Are Doing

by Paul C. Zucker, FAICP
President, Zucker Systems
(1934-2018)

The following excerpt is from "What Your Planning Professors Forgot to Tell You: 117 Lessons Every Planner Should Know" by Paul C. Zucker, which was published in 1999 by Routledge. Want to share your own "What I Have Learned" story? Please submit your article to mmaloy@herriman.org for publication in the Utah Planner!

THE SEARS-ROEBUCK FOUNDATION

3333 ARTHINGTON STREET
CHICAGO, ILLINOIS

March 31, 1959

Mr. Paul Clarence Zucker
Wycombe
Pennsylvania

Dear Mr. Zucker:

I am pleased to inform you of your selection as one of the winners this year of the Sears Foundation City Planning and Urban Renewal Fellowship Program. Your application was judged by the Selection Committee as one of the most outstanding among the more than forty applications from fifteen schools. These forty applications had been selected by the schools of city planning as the best of several hundred which were submitted to them.

Your fellowship awards a \$2,500 stipend to you (which will be renewed for a second year provided you maintain a satisfactory record) and in addition a \$1,000 annual grant to your school. The stipend will be sent to the chairman of your department prior to the opening of the fall semester.

The Sears Foundation has a deep interest in increasing the number of trained personnel who enter the ranks of city planning. We know that your contribution to the profession will be increased by virtue of the graduate work you are about to undertake.

Please sign and return at once the attached form to indicate your acceptance of the fellowship.

Our best wishes to you for a rewarding experience at the University of California.

Cordially,

Donald A. Deutsch

Donald A. Deutsch
Director
Educational Programs

DAD:dms
Enc.

Although I was moving ahead by appearing to know what I was doing, it soon occurred to me that maybe I should find out what planning was really all about. I had taken a few planning classes with the Philadelphia Planning Director, Ed Bacon, at the Wharton School in Philadelphia, and my switch from architecture to city planning was looking better and better.

The list of prospective planning schools was much shorter then than it is today, with Harvard, MIT, Penn, North Carolina, Berkeley the best choices. I liked MIT but wasn't accepted. During those years, each major planning school could give one large grant each year to a new student. The grants were from the Sears Foundation and the students were called Sears Fellows. The program was later discontinued, but was great for the planning profession while it lasted.

When I was offered a \$5,000 cash, no-strings-attached Sears Fellowship to Berkeley, my decision became easy: Follow the money.

The money not only allowed my wife and me to spend seven weeks in Europe between my first and second year at Berkeley, but also to buy and bring back a new Volkswagen convertible. What a way to go to school!

Ten years or so after the Sears Foundation program was discontinued, the foundation had a reception at a national APA conference for all former fellows. Before the foundation speaker took the podium, several of us cooked up a scheme to suggest that Sears sponsor former Sears Fellows on creative research sabbaticals. I'm sorry to say that the free booze and carrot sticks were the only contribution the foundation made to this idea.

LESSON 9

Follow the money.



2020 Economic Summary

January

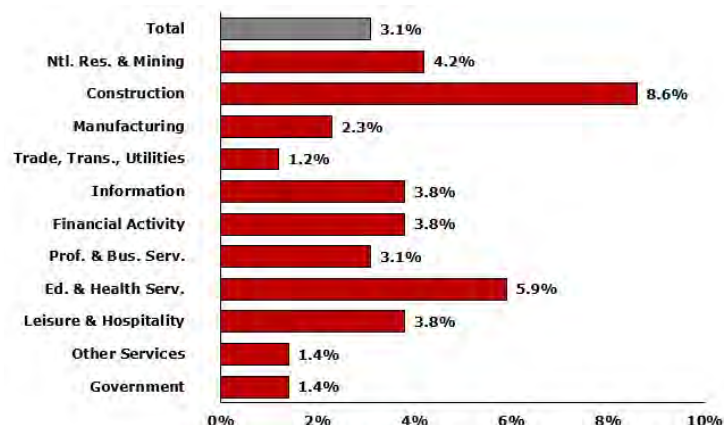


Employment

Employment Change—Utah's nonagricultural employment increased an estimated 3.1%, or 47,900 jobs, between December 2018 and December 2019. Nationally, employment increased 1.4%, or 2.1 million jobs, between December 2018 and December 2019.

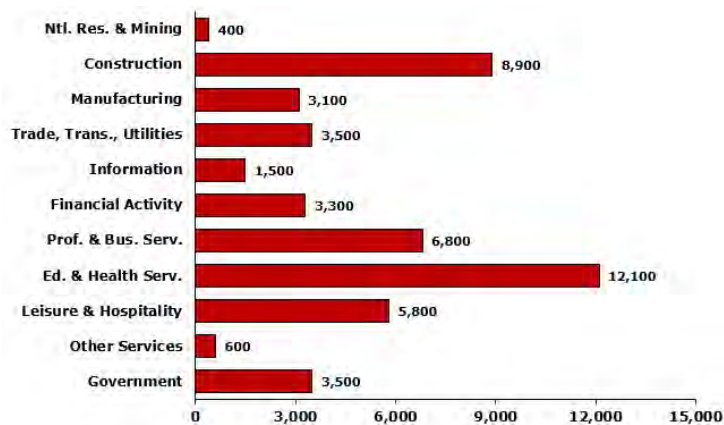
Unemployment—Utah's unemployment rate was 2.3% in December 2019, lower than the December 2018 rate of 3.2%. The national unemployment rate was 3.5% in December 2019, lower than the December 2018 rate of 3.9%.

Percent Change in Utah Employment by Industry: December 2018 to December 2019



Source: U.S. Bureau of Labor Statistics

Numerical Change in Utah Employment by Industry: December 2018 to December 2019



Source: U.S. Bureau of Labor Statistics

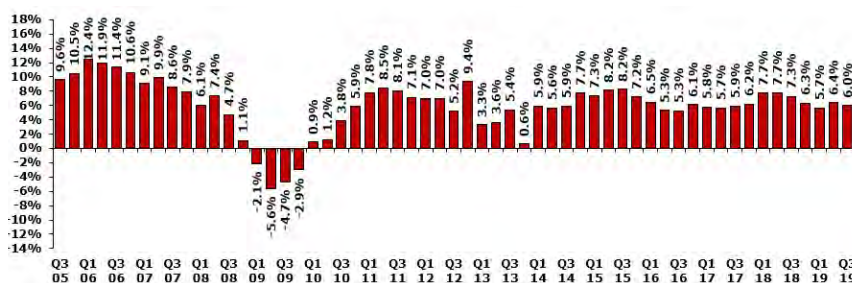
Income

Total Personal Income—Utah's total personal income reached \$156.1 billion* in the third quarter of 2019, rising 6.0% from the third quarter of 2018. Utah's growth ranked 3rd in the nation. Nationally, personal income increased 4.5% over the same period.

Income Per Capita—Utah's per capita personal income grew 5.3% to reach \$46,320 in 2018. Per capita personal income for the nation in 2018 was \$54,446, a year-over-year increase of 4.9%.

*seasonally adjusted at an annual rate
Source: Bureau of Economic Analysis

Utah Year-Over Growth in Quarterly Personal Income



Source: Bureau of Economic Analysis

GDP, CPI, Interest Rates, and Home Prices

Interest Rates—The 30-year fixed-rate mortgage averaged 3.65% for the week ending January 16, 2020 according to Freddie Mac. This was a 0.08 percentage point decrease from the week ending December 19, 2019.

Home Prices—According to the Federal Housing Finance Agency (FHFA) House Price Appreciation Ranking, Utah's house prices were up 1.68% in the third quarter of 2019 from the second quarter of 2019.

Foreclosure Rates—At the end of the third quarter of 2019, Utah ranked 2nd lowest with 0.29% of all loans in foreclosure.

Home Prices: Third Quarter 2019 Over Third Quarter 2018

	Realtors		FHFA	
	Median Sales Price	Change	HPI Change	Purchase-Only Change
Logan, UT-ID MSA	\$288,978	8.9%	8.9%	na
Ogden-Clearfield, UT MSA	\$326,862	7.5%	7.5%	na
Provo-Orem, UT MSA	\$371,555	6.2%	6.2%	na
Salt Lake City, UT MSA	\$369,665	12.1%	6.8%	7.1%
St. George	\$358,716	7.3%	7.3%	na
Utah	\$362,239	9.2%	7.0%	7.8%
U.S.	\$275,639	4.9%	4.6%	4.9%

Indicator	Period	Value	Period	Value
GDP	Q3-19 Annual	2.07%	Since Q2-19	0.52%
CPI	December-19 Annual	2.29%	Since November-19	0.22%
CPI-core	December-19 Annual	2.25%	Since November-19	0.11%

Note: CPI-core excludes Food and Energy; National GDP and CPI
Source: Bureau of Economic Analysis; U.S. Bureau of Labor Statistics

Note: The median price is for existing single family homes, seasonally adjusted, from Economy.com. Home price data from the FHFA is limited to conventional mortgages guaranteed by Fannie Mae or Freddie Mac. The House Price Index includes purchases and refinances, while the Purchase-Only Index excludes refinances. NAR and FHFA data is Moody's analytics adjusted.

Source: National Association of Realtors; Federal Housing Finance Agency

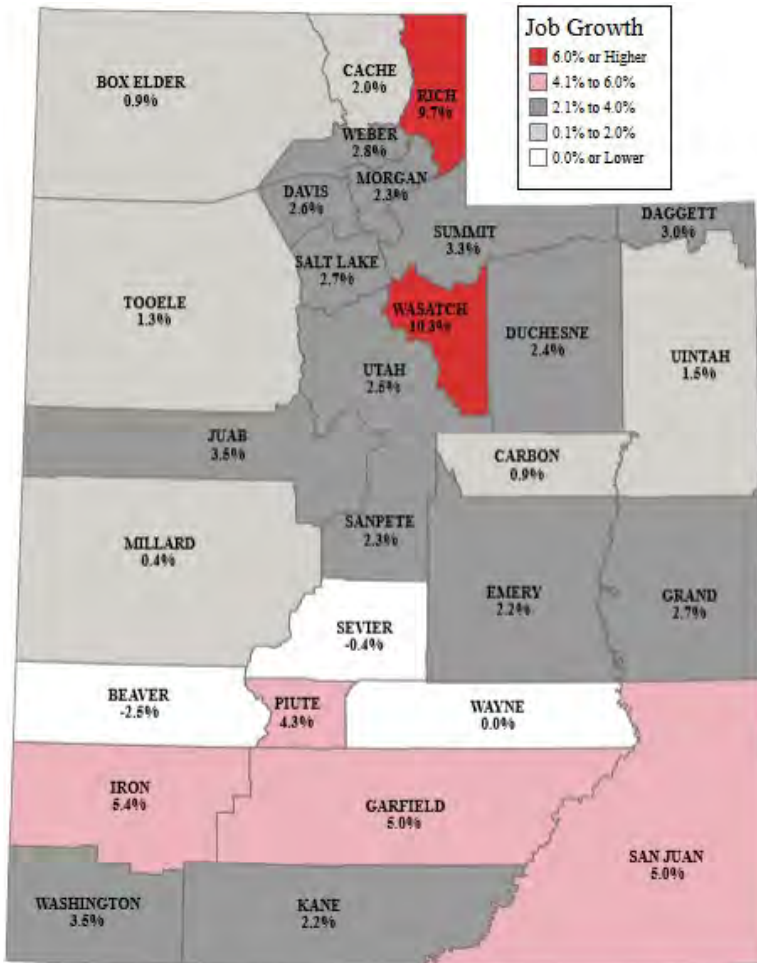
Utah Rankings

Demographic	State Rank ₄	Value	Year
Population Growth Rate	3rd	1.9%	2018
Total Fertility Rate	2nd	2.03	2018
Life Expectancy	10th	80.2	2010
Median Age	1st	31.0	2018
Household Size	1st	3.12	2018
Social Indicators			
Poverty Rate	4th	9.0%	2018
Educational Attainment			
Persons 25+ w/high school degree	8th	92.4%	2018
Persons 25+ w/bachelor's degree	14th	34.9%	2018

Economic	State Rank ₃	Value	Period
Employment Change _{1,2,5}	1st	3.1%	December-19 Annual
Unemployment Rate _{1,3}	1	2.3%	December-19
Median Household Income	7th	\$77,067	2018
Per Capita Personal Income	38th	\$46,320	2018
Total Personal Income (% Change)	3rd	6.0%	Q3-19 Annual

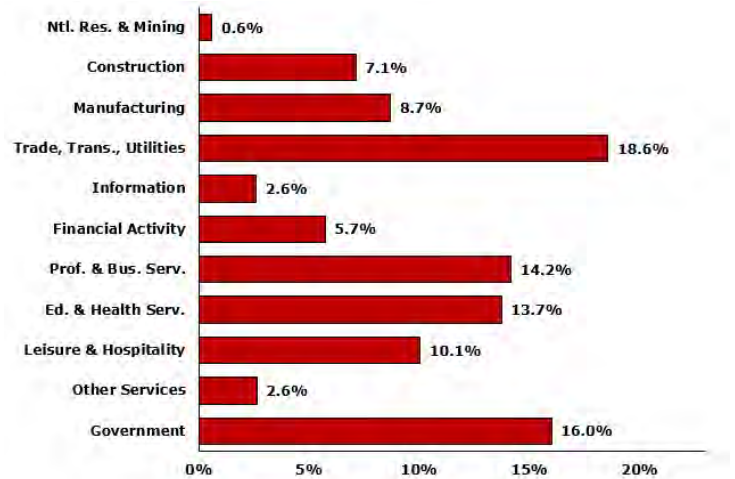
- Notes:
1. Rankings are based on the most recent data available for all states; may differ from other data.
 2. Job growth based on not seasonally adjusted data from the Bureau of Labor Statistics and may differ from estimates published by other sources.
 3. Unemployment rates are based on seasonally adjusted data from the Bureau of Labor Statistics and may differ from estimates published by other sources.
 4. Rank is most favorable to least favorable.
 5. Employment change based on nonfarm employment totals.

Nonfarm Employment Growth by County: December 2019



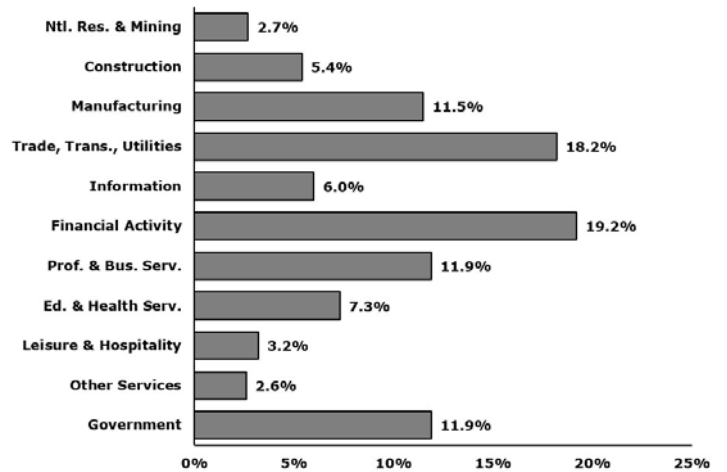
Not seasonally adjusted.
Source: Utah Department of Workforce Services

Employment by Industry as a Share of Total Employment: December 2019



Source: U.S. Bureau of Labor Statistics

Share of Total Gross Domestic Product by Industry: 2018



Source: Bureau of Economic Analysis

Demographics

Population—The Census Bureau estimates that Utah's population increased by 52,408 persons from July 2018 to July 2019, with total population rising to 3,205,958. This is a year-over-year growth rate of 1.7%, fourth highest in the nation after Idaho, Nevada, and Arizona. The total 2019 population count for the United States is 328,239,523. This represents a population increase of 1,552,022 individuals, or 0.5% from 2018.

The Utah Population Committee estimates that Utah's population increased by 53,596 persons from July 2018 to July 2019. This is similar (0.02% more) to the Census Bureau estimate.

	Utah	United States
2018 Estimate	3,153,550	326,687,501
2019 Estimate	3,205,958	328,239,523
2018-2019 Percent Change	1.7%	0.5%
2018-2019 Numeric Change	52,408	1,552,022

Source: U.S. Census Bureau

Upcoming Events for Utah Planners



Creating Equitable Cities through Gender Mainstreaming—APA Webcast Series

February 21, 2020, from 11:00 AM to 12:30 PM MST

No charge for registration

Register at: www.ohioplanning.org/aws/APAOH/pt/sp/development_webcast

1.5 AICP CM Credit approved



Webinar | Overcoming Opposition to Density: How Cambridge MA Leveraged TDM Policy—Urban Land Institute of Utah

February 26, 2020, from, 10:00 AM to 11:00 PM MST

Registration: free for ULI members, \$99.00 for non-members

For more information: www.utah.uli.org/events/detail/0F2A291F-E693-4136-87D4-3CFBBB6FFC82/



Spring Conference 2020—Utah Chapter of the American Planning Association

February 26-28, 2020

Hoodoo Hilton Hotel, 111 N 100 West, Moab, Utah

For more information: contact Judi Pickell, Chapter Administrator, at admin@apautah.org

AICP CM Credits available



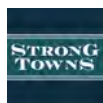
Sea Level Rise 101: How to Select and Use Sea Level Rise Data for Planning and Policy Decisions—APA Webcast Series

February 28, 2020, from 11:00 AM to 12:30 PM MST

No charge for registration

Register at: www.ohioplanning.org/aws/APAOH/pt/sp/development_webcast

1.5 AICP CM Credit approved



Strong America Tour—Strong Towns

Keynote speaker: Chuck Marohn, PE, AICP, founder and president of Strong Towns

March 18, 2020, from, 10:00 AM to 2:00 PM MDT

Provo, Utah (venue location to be determined)

Free registration at: www.eventbrite.com/e/strong-towns-strong-america-tour-provo-utah-tickets-93395326937



Land Use 101 Training: Training for Appointed and Elected Officials in Utah—Utah League of Cities and Towns

March 21, 2020 from 9:00 AM to 1:00 PM MDT

Broadcast from Utah State University Taylorsville Campus, 920 W Levoy Drive, Taylorsville, Utah

For more information, and list of satellite broadcast locations: www.ulct.org/land-use/land-use-academy-of-utah/

Mark your calendars now...



Midyear Conference—Utah League of Cities and Towns

April 22-25, 2020

Dixie Center, 1835 S Convention Center Drive, St George, Utah

For more information: www.ulct.org/training-events/



National Planning Conference 2020—American Planning Association

April 25-28, 2020

George R. Brown Convention Center, 1001 Avenida de las Americas, Houston, Texas

For more information: www.planning.org/conference/future-previous/

AICP CM Credits pending



Rail-Volution 2020—Rail-Volution | Building Livable Communities with Transit

September 20-23, 2020

InterContinental Miami, 100 Chopin Plaza, Miami, Florida

For more information: www.railvolution.org



68th Annual Utah History Conference | Rights and Responsibilities—Utah Division of State History

September 24-25, 2020

Rio Grande Depot, 300 S Rio Grande Street, Salt Lake City, Utah

For more information: www.history.utah.gov/ushs-conference



Fall Conference 2020—Utah Chapter of the American Planning Association

October 1-2, 2020

University of Utah, Salt Lake City, Utah

For more information: contact Judi Pickell, Chapter Administrator, at admin@apautah.org

AICP CM Credits pending